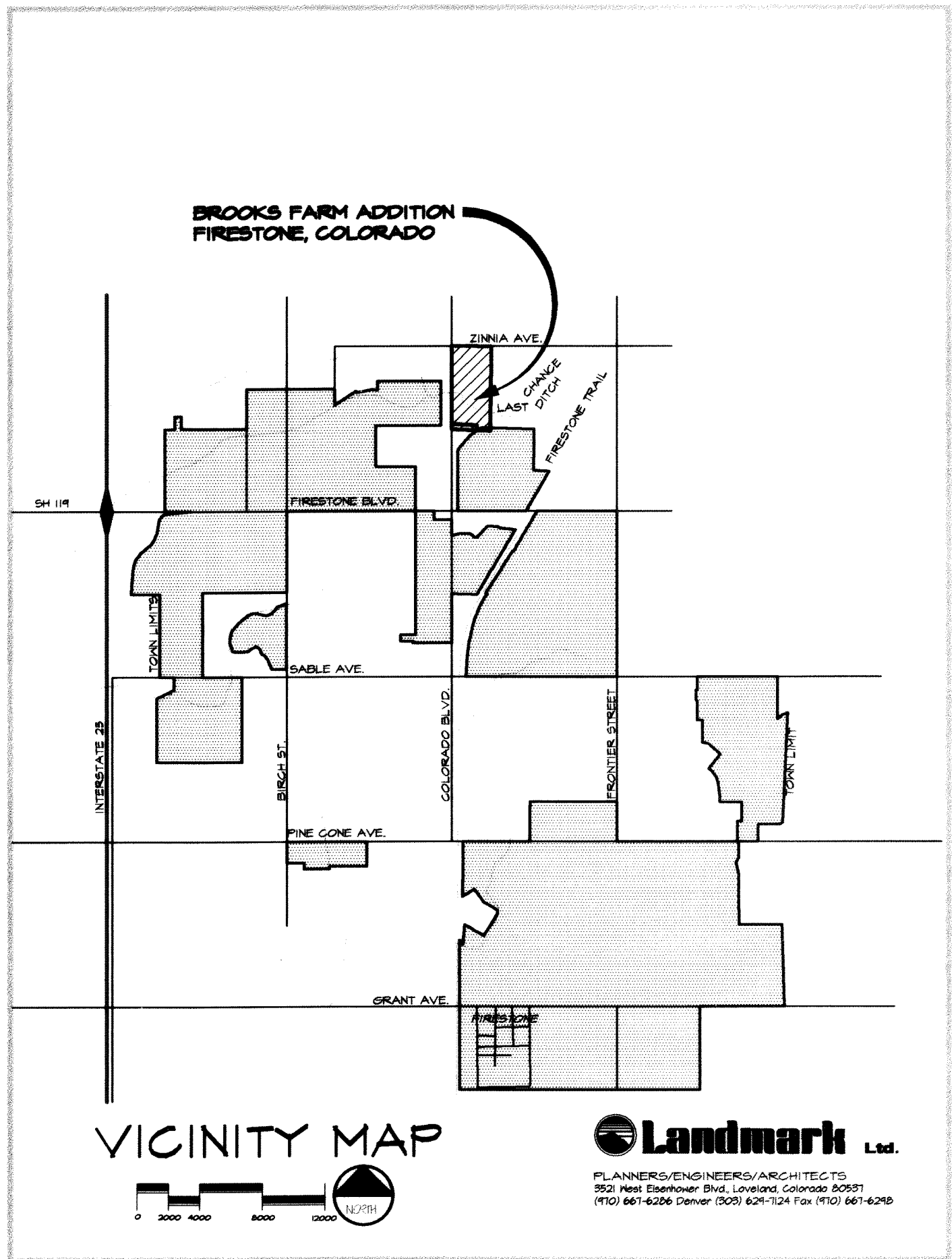


# BROOKS FARM OUTLINE DEVELOPMENT PLAN TOWN OF FIRESTONE

SITUATE IN PORTIONS OF SECTION 6, TOWNSHIP 2 NORTH,  
RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, WELD COUNTY  
COLORADO



## LEGAL DESCRIPTION

BROOKS FARM FIRST & SECOND ADDITIONS

BEING LOTS A & B OF THE RECORDED EXEMPTION NO. 1311-06-2-1708  
SITUATE IN PORTIONS OF SECTION 6, TOWNSHIP 2 NORTH, RANGE 67  
WEST, SECTION 1, TOWNSHIP 2 NORTH, RANGE 68 WEST, SECTION 3,  
TOWNSHIP 3 NORTH, RANGE 67 WEST AND SECTION 36, TOWNSHIP 3  
NORTH, RANGE 69 WEST OF THE 6TH P.M., WELD COUNTY, COLORADO.

## OWNER:

OTTO D. BROOKS AND JOYCE M. BROOKS  
6056 WELD COUNTY ROAD 26  
FIRESTONE, CO. 80520

## APPLICANT:

BROOKS FARM LLC  
ATTN: MERRILL LONG, MANAGER  
P.O. BOX 2236  
434 TERRY STREET  
LONGMONT, CO. 80501  
(303) 591-4767

## PLANNER/ENGINEER/ARCHITECT:

LANDMARK PLANNERS, ENGINEERS, ARCHITECTS  
ATTN: TIFFANE MOORE  
3521 W. EISENHOWER BLVD.  
LOVELAND, CO. 80537  
(970) 667-6226

## APPROVALS

Approved by the Town Board of Trustees of the Town of Firestone, Colorado  
This 25th day of January, 2001.

*[Signature]* Mayor  
*[Signature]* Attest: Town Clerk



By signing this ODP, the owner acknowledges and accepts all of the  
requirements and intent set forth herein.

*[Signature]* OWNER  
*[Signature]*

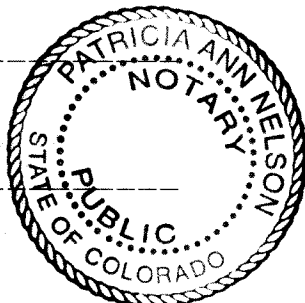
STATE OF COLORADO )  
COUNTY OF WELD )

The foregoing instrument was acknowledged before me this 21 day of  
February, 2001.

by \_\_\_\_\_

Witness my hand and official seal:

*[Signature]*  
Notary Public



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- 6 PROPOSED OUTLINED DEVELOPMENT MAP
- 7-8 ANNEXATION MAP
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Firestone Information Block	
Name of Submittal	Brooks Farm PUD
Type of Submittal	Outlined Development Plan
Filing Number	
Phase Number	
Sheet Title	Title Sheet
Preparation Date	November 20, 2000
Revision Date	January 16, 2001
Revision Date	January 25, 2001
Revision Date	
Revision Date	
Revision Date	
Sheet 1 of 1	

**Landmark ENGINEERING Ltd.**  
ENGINEERS/ARCHITECTS/PLANNERS/SURVEYORS  
3521 West Eisenhower Blvd., Loveland, Colorado 80537  
(970) 667-6226 Denver (303) 629-7124 Fax (970) 667-6226

DATE: SEPT. 22, 2000  
SCALE: NOT TO SCALE  
DRAWN: LLO  
CHECKED: DF  
APPROVED: DF

CLIENT: BROOKS FARM, LLC  
TITLE: BROOKS FARM  
OUTLINE DEVELOPMENT PLAN  
TITLE SHEET, DEVELOPMENT DATA &

JOB NO.: BRFA

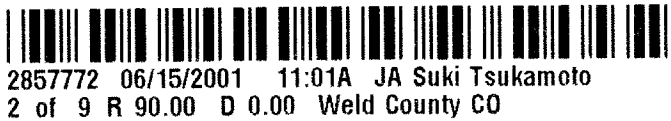
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SHEET  
1 OF 9



Brooks Farm

Outline Development Plan Narrative  
November 20, 2000



A. Project Concept

The overall purpose of the Brooks Farm Planned Unit Development is to create a single-family residential neighborhood that will:

- \* Establish a semi-rural gateway on the north side of the Town of Firestone
- \* Meet community needs and market demands for quality residential uses in the region
- \* Effectively provide a visual transition from rural residential uses located on the north side of the development, and suburban residential uses located on the south side of the development
- \* Provide an open space and pedestrian park network that allows for regional connections in the future

The intent of the Outline Development Plan is to promote cohesive development design while at the same time allow for maximum flexibility for future development decisions. The plan's foundation is to create an efficient roadway system that logically and safely connects the residential neighborhoods with the existing roadways adjacent to the site. The Brooks Farm Outline Development Plan takes an important step towards creating a community that meets the needs of Firestone's diverse population, including first-time home buyers, as well as "move-up" and custom-home buyers. Certain traditional values - diversity, community, economy and human scale is the foundation for the overall development concept.

The Brooks Farm PUD is a designed community that centers on creating individual neighborhoods. Medium density housing is provided in the center of the development, while low density housing is provided on the perimeter of the development. This configuration best meets the needs for compatibility to adjacent rural uses, while creating an overall density that diminishes the potential for "urban sprawl" by increasing the efficiency of infrastructure and services.

The community will be regulated by Architectural Covenants. A Homeowners' Association will be established for the improvement and maintenance of all areas under common ownership not dedicated to the Town.

The Brooks Farm PUD shall be designed consistent with the concepts described by the Town of Firestone Site Development Standards, and shall adhere to the codes and regulation of the Firestone Municipal Code.

B. Regional Impacts

The Brooks Farm PUD is situated on the northernmost boundary of the Firestone Comprehensive Plan. It is situated just north of the Oak Meadows PUD. Land uses on three sides of the proposed development are primarily rural/agricultural in character. Residential low density uses are designated for lands on the east and west sides of the property, if it should be developed.

A mineral extraction operation is tentatively planned for property east of Brooks Farm Development. It is understood that a 14-acre pond will be created as a result of the mineral extraction. It is unknown at this time the extent or impact of the operation. The approval of the Brooks Farm Overall Development Plan in no way constitutes approval of a special use permit for mining or other uses requiring such approval.

The north side of the Brooks Farm property is situated within the boundary of the 100-year flood plain, per F.E.M.A. Mapping. The homes that are planned for these areas must be carefully engineered to avoid possible impacts by the 100-year storm event. This area also serves as a logical location for storm water outfall and water detention.

The Firestone Trail corridor lies within a half-mile east of the Brooks Farm PUD. The trail is open for public use and it is understood that this corridor will eventually become a regional trail in the future. The trail system internal to the Brooks Farm Development Plan could interconnect with this trail in the future.

C. Environmental Information

There was no formal natural areas assessment performed by Landmark Engineering on the property. The following description is derived from informal site visits, and is based on physical features that are easily observed.

Except for the two residences, the entire site is irrigated agricultural land. Weedy vegetation occurs along fences and ditches. The margins of the Last Chance Ditch most likely support a mix of exotic and native plant species. It is likely that along the ditch and along the northwest corner of the site (within the floodplain), limited wetland vegetation would be supported near the waterline, where there is standing water, or the depth to ground water is very shallow. Beyond these items, there does not appear to be significant natural features present on the property.

A Phase I Environmental Assessment was performed by Terracon, in December, 1999. The conclusion indicated there are no "recognized environmental conditions" observed, and the site did not reveal apparent indications of environmental concern with significant potential to impact the site.

No developments of open lands are possible without impacts to the environment. Project construction will result in the conversion of approximately 74 acres of agricultural land to urban uses. Farmland adapted wildlife species using the development area will be displaced. Urban adapted wildlife species will continue to use the subdivision. The project will likely not impact unique or key wildlife habitats or native vegetation communities. Wildlife use of the Last Chance Ditch corridor will likely be impacted somewhat by construction.

No major mitigation or enhancement measures are proposed for the site because it appears no important natural areas will be impacted. The following general enhancement measure is proposed for the open space/detention areas on the site:

"Detention areas will include native plant species in the landscape design. Plantings of native trees and shrubs will be made along detention areas to provide visual enhancements and wildlife habitat. Where possible wetlands will be allowed to develop naturally within detention areas" (Eric Berg, Midland Consultants, Inc.) as appropriate with the use of all detention facilities for their primary purpose.

D. Utilities

The following utilities are existing within or adjacent to the site:

- \* 18" Sanitary Sewer Line within an easement along the west side of the property.
- \* 8" Sanitary Sewer Line running east and west along the property south of Last Chance Canal.
- \* Gas Line within the easement along the west side of the property.

It is expected that the Town of Firestone will provide water service to the development. The Town of Firestone requires a contribution of 1 unit of Colorado Big Thompson (CBT) water for each residence as may be amended from time to time. The developers are required to purchase the water on the open market and dedicate it to the Town upon approval of the Final Development Plan. All public facility extension required to provide service to the Brooks Farm Development will be designed and paid for by the developer.

E. Grading Concept

Natural surface drainage of the area flows towards the northeast. The surface soils have been contoured over the years of agricultural development to slope towards the center of the site. Therefore, the surface runoff appears to run downhill in a northern direction from the southern portion of the site.

Over lot grading of the site pursuant to development will generally follow the natural contours of the site. A detention pond will be required south of the Last Chance Ditch, on the west side of the property to detain storm water prior to discharge into the Last Chance Ditch. Intermediate detention facilities will likely be needed at locations north of the Last Chance Ditch to facilitate discharge ultimately into the St. Vrain Ditch that lies north of the property.

F. Service Requirements

Cash in lieu of School Dedication will be approximately \$427 per dwelling unit, based on a Single Family student yield of .66. This will amount to approximately \$64,050 to \$85,400 for schools. Cash in lieu payments are based on the current Inter Governmental Agreements the Town of Firestone has with the school district and are subject to change. Petitions for inclusion may be required into special service districts.

The following are the service districts that are expected to serve the development:

- \* Weld Library District
- \* Carbon Valley Recreational District
- \* St. Vrain Valley School District
- \* St. Vrain Sanitation District
- \* Northern Colorado Water Conservancy District

- \* Town of Firestone Water
- \* Mountain View Fire Protection District
- \* Tri- Area Ambulance District

G. Circulation Systems

The north and west sides of the development are bound by Colorado Boulevard and Zinnia Avenue. Colorado Boulevard on the west side of the property is a designated arterial roadway. It is anticipated that an additional 30' of roadway width will be added to Colorado Boulevard for future improvements. Zinnia Avenue, located on the north side of the property is currently an unimproved gravel road that will require paving. Additional right-of-way to Zinnia Avenue will only be dedicated if a turn lane is required.

There are 4 proposed access points into the development: One on the north side of the property from Zinnia Avenue, and three from various points along Colorado Boulevard. Four existing residential access points are located on the west side of Colorado Boulevard. All access points will comply with the Town of Freestone Standards. We do not anticipate conflicts between proposed and existing access points.

The internal roadway network consists of "Local Collectors" that serve a series of cul-de-sacs. Cul-de-sacs are introduced into the project to facilitate a rural character, and to allow for an interconnected pedestrian park system.

H. Land Use and Zoning

Brooks Farm PUD will be divided into three distinctive residential home types or areas allowing the home buyer a wide variety of housing opportunities. Brooks Farm will meet the needs of first time home buyers, as well as "move-up" and custom-home buyers. Each with a unique housing type complete with landscaped buffer yards along the major roadways and open space areas designed to provide privacy while preserving the rural character of the area. The entire subdivision will consist of single-family residential uses. Architectural themes shall be developed that focus on the principal structure and subordinate the garage. This shall be accomplished in one or more of the following ways: recessed garages either attached or detached from the principal structure; side access garages; front access driveways that lead to a garage in the rear of the lot; rear access garages either off of public alleys or private drive; front porches that extend out from from the face of the garage structure; second story principal living structures above the garage. All of these architectural techniques used individually or in combination will assist in creating an architectural character that is focused on the principal living structure rather than the garage. The following is a brief description of the housing types associated with each development area.

The minimum lot sizes ranges from 7,500 SF to 8,500 SF in size. These "entry" lots will be located primarily in the central core of the development.

The 10,000 SF to 12,000 SF "move" lots will offer medium density housing generally located in the eastern and southern boundary of the development area.

The "custom-home" lots are situated on the perimeter of the site along Colorado Boulevard and Zinnia Avenue to preserve the rural character of the area. These lots range from 12,000 SF to 15,000 SF.

There are two existing residences located in the proposed Brooks Farm Development Area. The residence located at the north west corner of the property is currently a rental property owned by the Brooks Farm property owner. The second residence, Lot A of Recorded Exemption No. 1311-06-2-1703 is the permanent residence of the property owner. Both residences will remain on the property with their existing use.

I. Density

Brooks Farm is proposing annexation and zoning of 80.74 acres. The overall density of the development will not exceed 3.0 Dwelling Units Per Acre and complies with the zoning request for PUD-Residential-A under the Freestone Municipal Code. Density totals for Brooks Farm are based on the minimum and maximum number of residential dwelling units divided by the total proposed development area.

Table 1: Density

Total Area Annexed & Zoned	Total Residential Development Area	Total Lots	Dwelling Units Per Acre
80.74± Acres	74.3± Acres	168 Minimum	2.3 *
80.74± Acres	74.3± Acres	200 maximum	2.7 *

Gross Density includes the site area of 74.31 Acres and does not include 6.8 acres of existing right-of-way.

J. Building Height

Single-Family residential units shall be one, one and a half, or two-story structures. All buildings shall not exceed 38' in height. Single-story structures are encouraged for lots along the perimeter of the site, along Colorado Boulevard and Zinnia Avenue to preserve the rural character of the area.

K. Land Use Table

Table 2: Land Use Data

Parcel	Description	Parcel Size (Acres)	%
A	10,000 - 12,000 SF Lots	10.68	
B	12,000 - 15,000 SF Lots	5.88	
C	10,000 - 12,000 SF Lots	2.24	
D	7,500 - 8,500 SF Lots	5.58	
E	12,000 - 15,000 SF Lots	6.03	
F	7,500 - 8,500 SF Lots	6.20	
G	10,000 - 12,000 SF Lots	7.3	
	<b>Total Lot Area</b>	<b>49.90</b>	<b>54%</b>
	Open Space, Buffer-yards and Pedestrian Parks	14.4	20%
	Oil and Gas Well Areas	3.0	4%
	R.O.W. Dedication (Internal Local Collectors only)	3.0	4%
	Existing Residences	5.6	4%
	R.O.W. Dedication (County Road)	3.9	
	<b>Site Development Totals</b>	<b>74.31</b>	<b>100%</b>

L. Development Schedule

If approved, the developer intends to begin construction in the summer, 2001, and anticipates completion by year end, 2004.

M. Park Development

Parks and open space areas have been positioned to provide public focus for each neighborhood as much as possible. The size and location of parks meets on-site population needs, providing auto-free destinations for children, encouraging safe walking routes and minimized street crossings. The parks and open spaces provide for both active and passive uses. The form is coherent and memorable, rather than residual.

Total park and open space areas account for approximately 20% of the total development area, of which a portion will be formal park areas. Additional space areas related to existing oil wells, the Last Chance Ditch and landscape buffers along the major roadways have not been included in the formal park land area, though these areas have an important function in establishing a quality overall development. A Homeowner's Association will be established after approval of the Outlined Development Plan to govern the various use of areas of the community and to maintain the landscaping, fencing, signage, neighborhood parks, and common open space throughout the development.

The Oak Meadows Subdivision located south of the Brooks Farm property has been approved for the development of a 7.8 acre formal park. The developers of Brooks Farm feel that it would be desirable for Brooks Farm and nearby communities to share the 7.8 acre formal park and unify residents by establishing a "Community Park" to be utilized by all neighboring communities. Brooks Farm may provide cash-in-lieu in order to expedite the completion of the 7.8 acre "Community Park", in addition to the land dedication already proposed in this Outline Development Plan as may be determined by the Town.

N. Private Maintenance and Enforcement

Brooks Farm PUD is being proposed as a planned unit development in order to provide a range of single-family residential uses within the same neighborhood. This development will allow variations in building setbacks and placement on individual lots, allow a coordinated and cohesive design approach for the overall development not allowed by the codes of conventional zoning districts. All development within the Brooks Farm PUD shall be consistent with the Town of Firestone Development Regulations, Code and the Uniform Baseline Standards, all as may be amended.

The annexation, PUD RA zoning, and Outline Development Plan review and approval process allows the developer the necessary design freedom and flexibility to ensure the economic feasibility of the project, while allowing the Town of Firestone to place conditions of approval on the development. This will effectively safeguard the public's health, safety and welfare, as well as promote sound planning and design principles consistent with the vision of the recent Comprehensive Plan.

Protective covenants will be developed to insure the quality of all construction, establishing design standards for all building types. The developer shall create an Architectural Control Committee to review and approve all proposed development prior to the issuance of the first building permit within the Brooks Farm ODP. Reference to this ODP shall be included in all covenants for development included in this ODP stating that said parcel is subject to the zoning regulations established in the Brooks Farm ODP. The covenants shall be subject to review and approval by the Town of Firestone Planning Staff or agents to the Firestone Planning Staff prior to the issuance of the first building permit for any phase.

Firestone Information Block	
Name of Submittal	Brooks Farm PUD
Type of Submittal	Outlined Development Plan
Filing Number	
Phase Number	
Sheet Title	Narrative
Preparation Date	November 20, 2000
Revision Date	January 16, 2001
Revision Date	January 25, 2001
Revision Date	
Revision Date	
Revision Date	
Sheet 2 of 9	

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REVISIONS			
Description	By	Date	
REVISED PER TOWN COMMENTS	LLG	1/16/01	
REVISED PER TOWN ORDINANCE NO. 444	TYN	1/28/02	

Landmark

ENGINEERS/ARCHITECTS/PLANNERS/SURVEYORS

3521 West Eisenhower Blvd., Loveland, Colorado 80537  
(970) 687-8286 Denver (303) 629-7124 Fax (970) 687-6288

DATE:	SEPT. 22, 2000
SCALE:	NOT TO SCALE
DRAWN:	LLO
CHECKED:	DF
APPROVED:	DF

CLIENT:	BROOKS FARM, LLC
TITLE:	BROOKS FARM OUTLINE DEVELOPMENT PLAN NARRATIVE

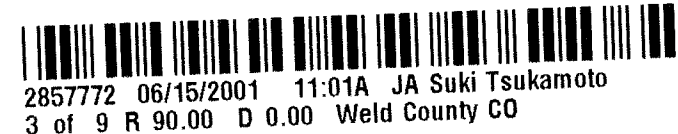
JOB NO.:	BRFA
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LAND USE SUMMARY, LAND USE DESIGNATION MAP



OVERALL LAND USE SUMMARY

The following Land Use Data relates to the entire site area to be developed:

Existing Zoning AG - Agriculture (Weld County)  
Proposed Zoning P.U.D. RA- Residential (Town of Firestone)

Total Site Area of Annexation & (includes ROW being annexed) 80.71± Acres

- Existing ROW being Annexed into the Town 6.48± Acres

Total Proposed Development Area (includes Existing & Proposed Residential Lot Area, Open Space Area, Oil & Gas Well Area, Internal Collector, Dedicated ROW Within Development) 74.3± Acres 100%

Existing Residences 5.6± Acres 8%  
Residential Lot Area 43.9± Acres 59%  
Minimum Residential Lots 168  
Maximum Residential Lots 200  
Common Open Space Area 14.9± Acres 20%  
Oil and Gas Well Areas 2.9± Acres 4%  
Internal Collector Road ROW 3.0± Acres 4%  
Additional Proposed ROW to be Dedicated for Colorado Boulevard (20' addition on east side of Colorado Boulevard) 3.9± Acres 5%

Gross Density (Based on Total Development Area of 74.3 Acres) 2.2 DU/AC minimum  
2.7 DU/AC maximum

LAND USE SUMMARY BY DEVELOPMENT AREA

AREAS D & F - "ENTRY-LEVEL" LOT AREA 11.8± Acres  
Area D 5.6± Acres

Minimum Lot Size 7,500± SF  
Maximum Number of Lots 32

Maximum Lot Size 8,500± SF  
Minimum Number of Lots 24

Area F 6.2± Acres  
Minimum Lot Size 7,500± SF  
Maximum Number of Lots 36

Maximum Lot Size 8,500± SF  
Minimum Number of Lots 32

AREAS A, C & G - "MOVE-UP" LOT AREA 20.2± Acres  
Area A 10.7± Acres

Minimum Lot Size 10,000± SF  
Maximum Number of Lots 47

Maximum Lot Size 12,000± SF  
Minimum Number of Lots 34

Area C 2.2± Acres  
Minimum Lot Size 10,000± SF  
Maximum Number of Lots 10

Maximum Lot Size 12,000± SF  
Minimum Number of Lots 8

Area G 7.3± Acres  
Minimum Lot Size 10,000± SF  
Maximum Number of Lots 32

Maximum Lot Size 12,000± SF  
Minimum Number of Lots 27

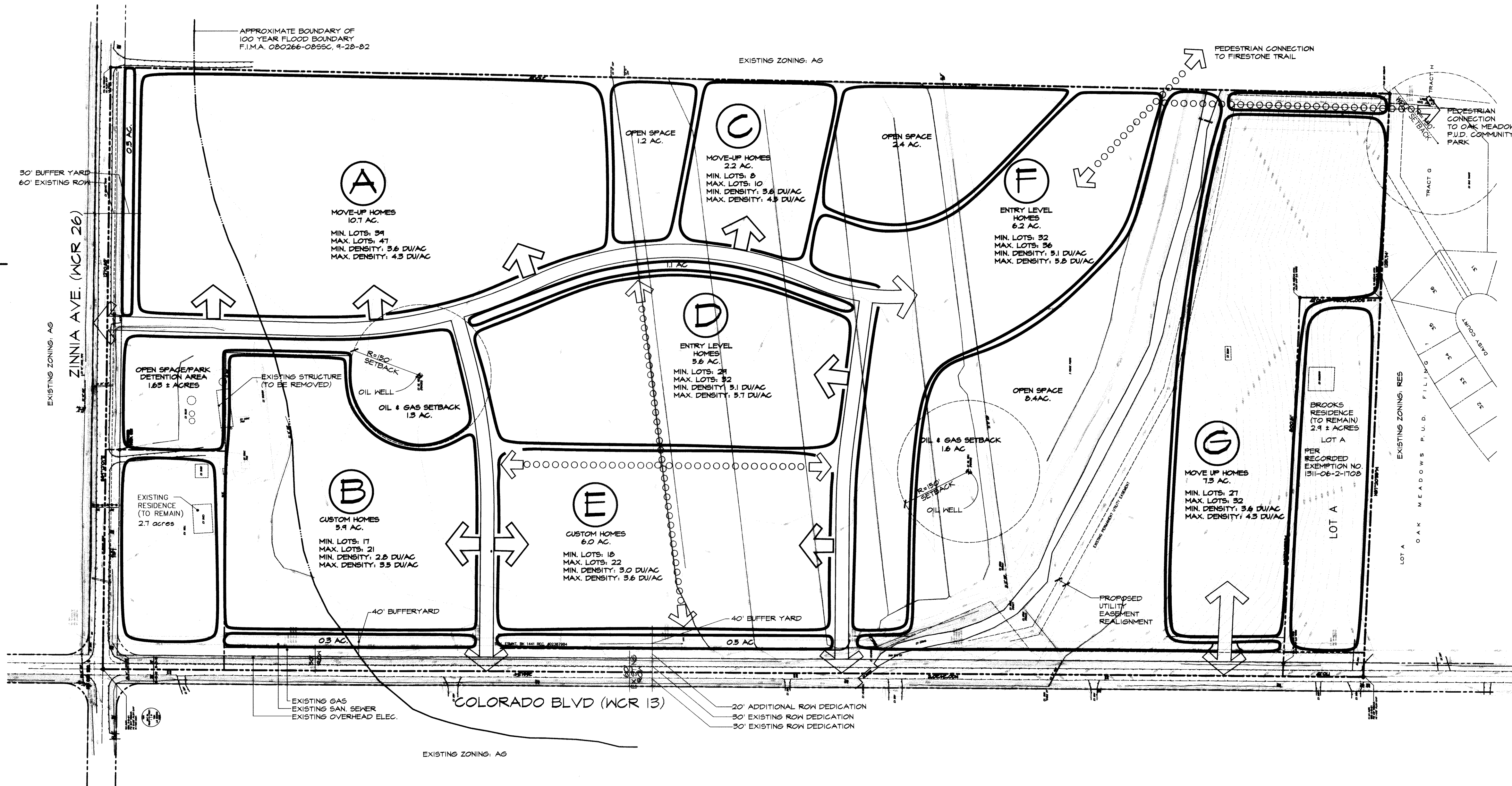
AREAS B & E - "CUSTOM-HOME" LOT AREA 11.9± Acres  
Area B 5.4± Acres

Minimum Lot Size 12,000± SF  
Maximum Number of Lots 21

Maximum Lot Size 15,000± SF  
Minimum Number of Lots 17

Area E 6.0± Acres  
Minimum Lot Size 12,000± SF  
Maximum Number of Lots 22

Maximum Lot Size 15,000± SF  
Minimum Number of Lots 18



UNIFORM BASELINE STANDARDS

BUILDING HEIGHT  
Residential Building Height- 35' For Single Family Residence  
Accessory Building Height - 15'

SETBACKS FROM PRIMARY ROADWAY CORRIDORS  
WELD COUNTY ROAD 15 (COLORADO BOULEVARD)  
Buildings - 100'

SETBACKS FROM SECONDARY ROADWAY CORRIDORS  
WELD COUNTY ROAD 26 (ZINNIA AVENUE)  
Buildings - 50'

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Phase Number	
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Sheet 3 of 9	

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DATE: SEPT. 2000

SCALE: NTS

DRAWN: JB

CHECKED: KM

APPROVED: KM

CLIENT: BROOKS FARMS, LLC

TITLE: BROOKS FARMS OUTLINE DEVELOPMENT PLAN LAND USE SUMMARY

JOB NO.: BRFA

9F4H02-202A2

SHEET

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4 of 9 R 90.00 D 0.00 Weld County CO

**Regional Impacts**  
The Brooks Farm FUD is situated on the northern-most boundary of the Firestone Comprehensive Plan. It is situated just north of the Oak Meadows FUD. Land Uses on three-sides of the proposed development are primarily rural/agricultural in character. Residential Low-Density Uses are designated for lands on the east and west sides of the property, if it should develop.

A mineral extraction operation is tentatively planned for property east of the Brooks Farm Development. It is understood that a 14-acre pond will be created as a result of mineral extraction. It is unknown at this time the extent or impact of the operation. The approval of the Brooks Farm ODP in no way constitutes approval of a special use permit for mining or other uses requiring such approval.

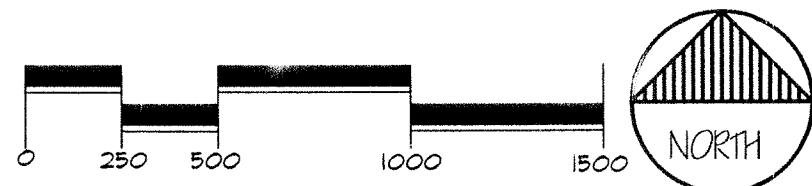
The north side of the Brooks Farm property is situated within the boundary of the 100-year flood plain, per F.E.M.A. Mapping. The homes that are planned for these areas must be carefully engineered to avoid possible impacts by the 100-year storm event. This area also serves as a logical location for storm water out fall and water detention.

The Firestone Trail corridor lies within a half-mile east of the Brooks Farm FUD. It is understood that this corridor will eventually become a regional trail. The trail system internal to the Brooks Farm Development Plan could interconnect with this regional trail in the future.

# BROOKS FARM


## OUTLINE DEVELOPMENT PLAN

### REGIONAL CONTEXT MAP



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Phase Number	
Sheet Title	Regional Map
Preparation Date	November 20, 2000
Revision Date	January 16, 2001
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Revision Date	
Sheet 4 of 9	

REVISIONS		Date
Description	By	
REVISED PER TOWN COMMENTS	LLO	1/16/01
REVISED PER TOWN ORDINANCE NO. 444	TWN	1/25/01

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APPROVED:	DF

CLIENT: **BROOKS FARM, LLC**

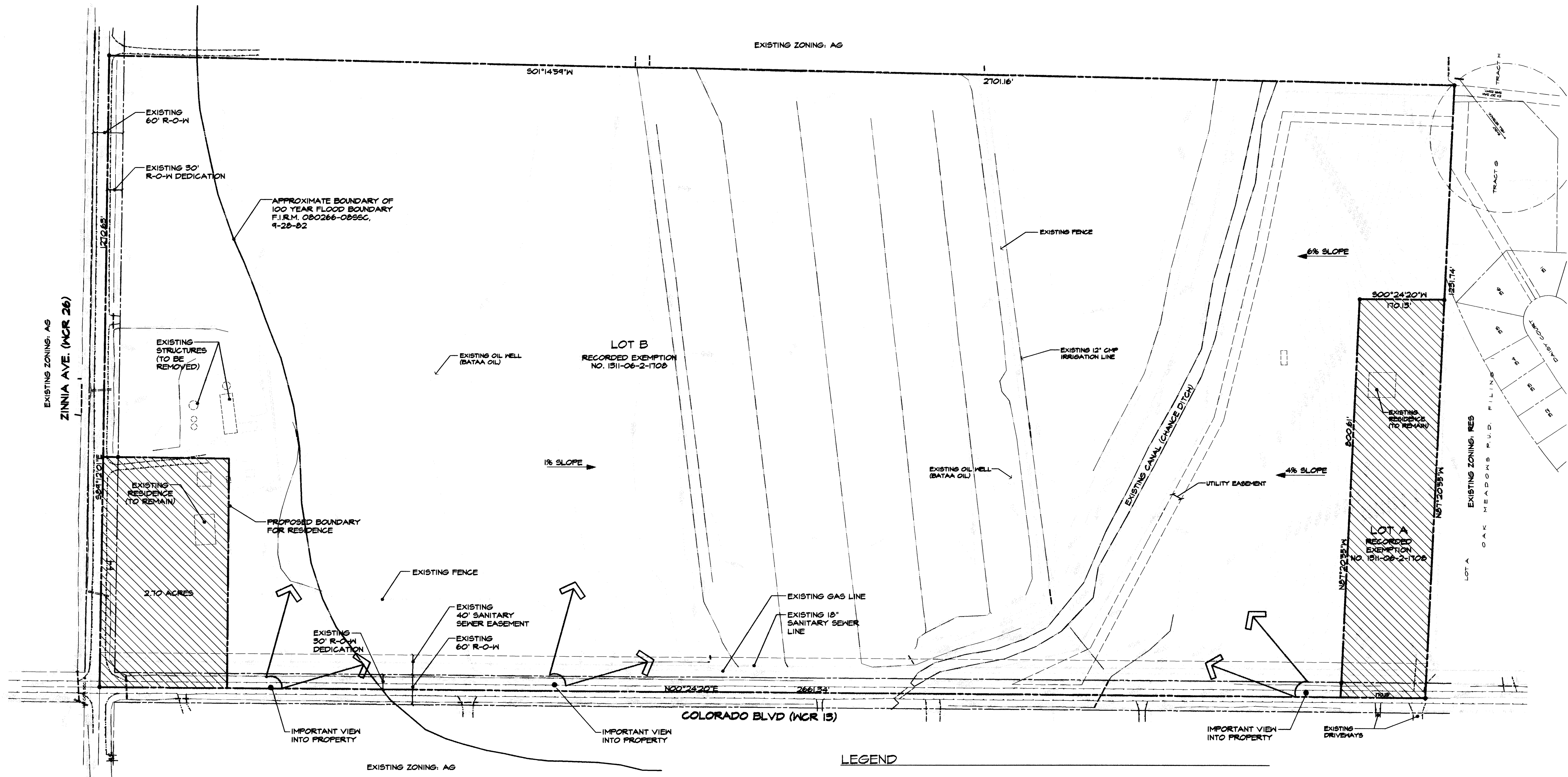
TITLE: **BROOKS FARM  
OUTLINE DEVELOPMENT PLAN  
REGIONAL CONTEXT MAP**

JCB NO.:	BRFA
9F94H02-202A2	

SHEET	4	OF	9
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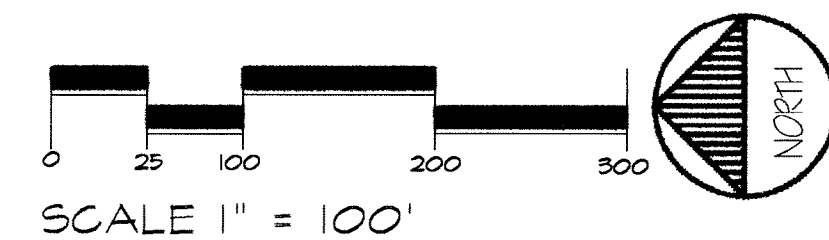
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LEGEND

-----	SUBDIVISION BOUNDARY	=====	EXISTING STORM DRAIN PIPE
-----	EXISTING CONTOUR	-----	EXISTING EDGE OF ASPHALT
-----	EXISTING SPOT ELEVATION	-----	EXISTING EDGE OF GRAVEL ROAD
-----	EXISTING FENCE	=====	EXISTING CURB AND GUTTER
-----	EXISTING WATER LINE	-----	EXISTING GAS LINE
-----	EXISTING FIRE HYDRANT	-----	EXISTING OVERHEAD POWER LINE WITH POWER POLE
-----	EXISTING WATER VALVE	-----	EXISTING TELEPHONE PEDestal
-----	EXISTING SANITARY SEWER LINE	-----	EXISTING DITCH FLOWLINE
-----	EXISTING SANITARY SEWER MANHOLE	-----	EXISTING TREE
-----	ANNEXED AREA NOT PART OF ODP	-----	IMPORTANT VIEW INTO THE PROPERTY



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3521 West Eisenhower Blvd., Loveland, Colorado 80537  
(970) 687-8288 Denver (303) 629-7124 Fax (970) 687-8288

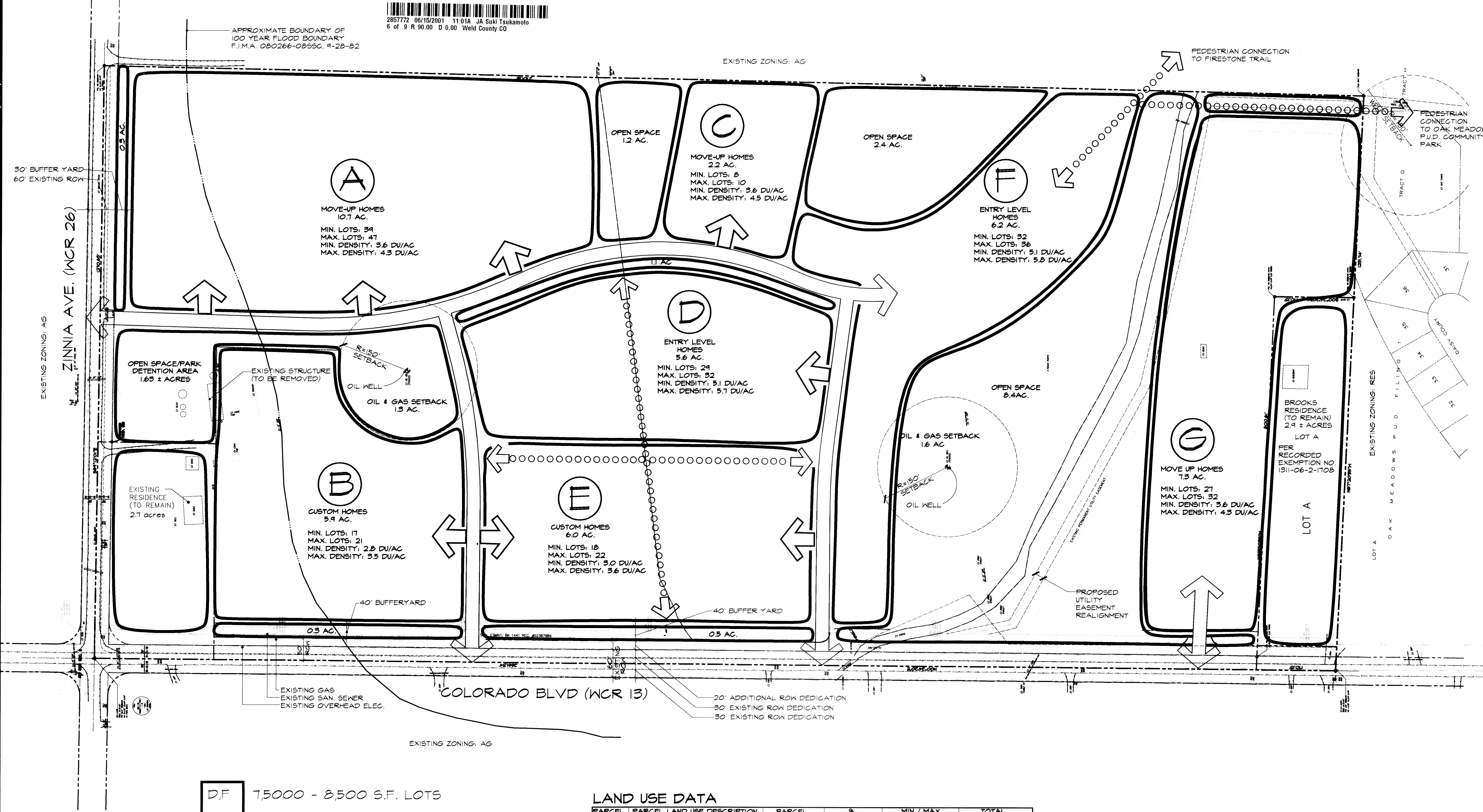
DATE: SEPT. 2000  
SCALE: 1"=100'  
DRAWN: LLO  
DESIGNED: DP  
APPROVED: KM

CLIENT: **BROOKS FARM LLC**  
TITLE: **BROOKS FARM OUTLINE DEVELOPMENT PLAN EXISTING CONDITIONS**

JOB NO.: BRFA  
9F9H02-202-A2

SHEET  
5 OF 9





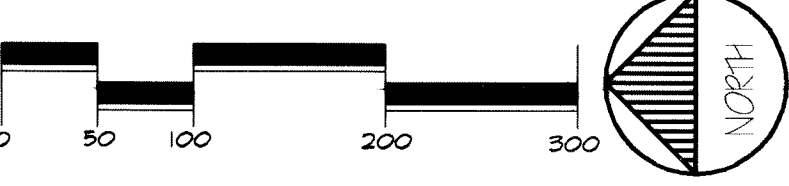
D,F 7,500 - 8,500 S.F. LOTS

A,C,G 10,000 - 12,000 S.F. LOTS

B,E 12,000 - 15,000 S.F. LOTS

OPEN SPACE, BUFFERYARDS AND PEDESTRIAN PARKS

LAND USE DATA					
PARCEL	PARCEL LAND USE DESCRIPTION	PARCEL SIZE (ACRES)	% TOTAL AREA	MIN / MAX DENSITY	TOTAL DWELLING UNITS
A	10,000 - 12,000 S.F. LOTS	10.68	14.3	34 - 47	3.6 - 4.3
B	12,000 - 15,000 S.F. LOTS	5.88	7.9	17 - 21	2.8 - 3.5
C	10,000 - 12,000 S.F. LOTS	2.24	3.0	8 - 10	3.6 - 4.5
D	7,500 - 8,500 S.F. LOTS	5.58	7.5	24 - 32	5.1 - 5.7
E	12,000 - 15,000 S.F. LOTS	6.03	8.1	18 - 22	3.0 - 3.6
F	7,500 - 8,500 S.F. LOTS	6.20	8.4	32 - 36	5.1 - 5.8
G	10,000 - 12,000 S.F. LOTS	7.30	9.8	27 - 32	3.6 - 4.3
TOTAL LOT AREA		43.9	59%		
OPEN SPACE, BUFFERYARDS AND PEDESTRIAN PARKS		14.9	20%		
OIL & GAS WELL AREAS		3.0	4%		
R.O.W. DEDICATION (INTERNAL LOCAL COLLECTORS ONLY)		3.0	4%		
R.O.W. DEDICATION (COUNTY ROAD)		3.9	5%		
EXISTING RESIDENCES		5.6	8%		
SITE DEVELOPMENT TOTALS		74.31	100%	23 - 27 DU/ACRE GROSS DENSITY	168-200



Firestone Information Block	
Name of Submittal	Brooks Farm PUD
Type of Submittal	Outline Development Plan
Filing Number	
Phase Number	
Sheet Title	Outline Development Map
Preparation Date	November 20, 2000
Revision Date	January 16, 2001
Revision Date	
Revision Date	
Revision Date	
Sheet 6 of 9	

REVISIONS

Description	By	Date
REVISED PER TOWN COMMENTS	LLO	08/10
REVISED PER TOWN ORDINANCE #44	TVM	08/10

CLIENT: BROOKS FARM, LLC

TITLE: BROOKS FARM OUTLINE DEVELOPMENT PLAN PROPOSED OUTLINE DEVELOPMENT PLAN

JOB NO.: BRFA

9F9402-202A2

SHEET 6 OF 9

DATE: SEPT. 22, 2000

SCALE: 1"=100'

DRAWN: LLO

CHECKED: DF

APPROVED: DF

Landmark ENGINEERING Ltd.

ENGINEERS/ARCHITECTS/PLANNERS/SURVEYORS

3521 West Elmhowter Blvd., Loveland, Colorado 80537

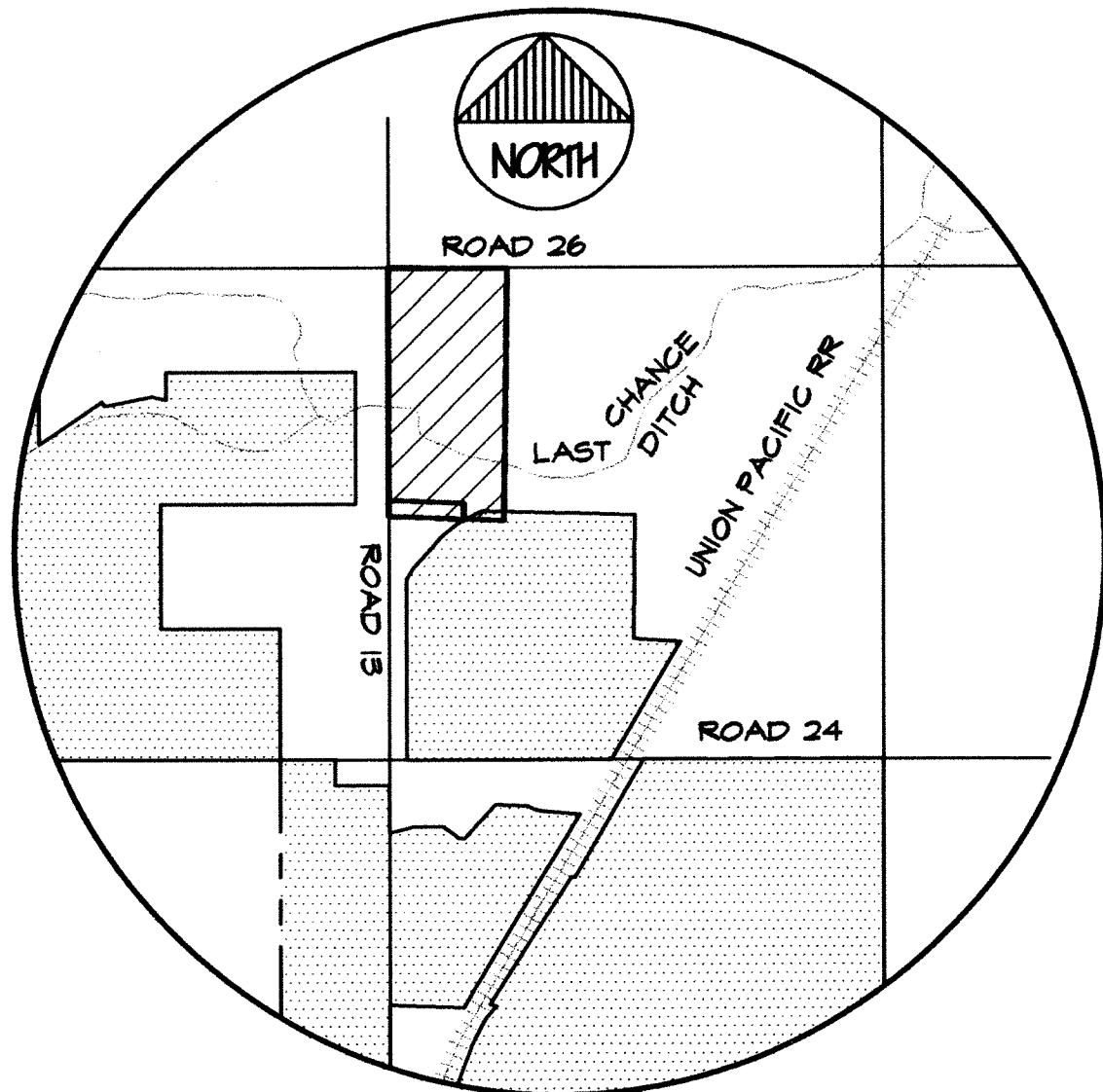
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# BROOKS FARM FIRST & SECOND ADDITIONS

BEING LOTS A & B OF THE RECORDED EXEMPTION NO. 1311-06-2-1708  
SITUATE IN PORTIONS OF SECTION 6, TOWNSHIP 2 NORTH, RANGE 67 WEST,  
SECTION 1, TOWNSHIP 2 NORTH, RANGE 68 WEST, SECTION 31, TOWNSHIP  
3 NORTH, RANGE 67 WEST AND SECTION 36, TOWNSHIP 3 NORTH, RANGE  
68 WEST OF THE 6TH P.M., WELD COUNTY, COLORADO.



VICINITY MAP  
NOT TO SCALE

BROOKS FARM FIRST ADDITION  
CONTIGUITY WITH THE TOWN OF FIRESTONE = 393.05'  
ALLOWABLE PERIMETER = 2,358.30'  
BROOKS FARM FIRST ADDITION PERIMETER = 2,358.25'  
BROOKS FARM SECOND ADDITION  
CONTIGUITY WITH THE TOWN OF FIRESTONE = 2,025.24'  
ALLOWABLE PERIMETER = 12,151.44'  
BROOKS FARM SECOND ADDITION PERIMETER = 11,107.77'

Recorded and apparent rights-of-way and easements are shown per client's title commitment.  
The title commitment was prepared by Longmont Title Holdings, Inc., Commitment No. 25432, dated 05/24/99.

According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of certification shown hereon.

## Basle of Bearings;

Assumed the West line of the Northwest Quarter of Section 6 as bearing North 00°24'19" East; said line being monumented as shown hereon.

## SURVEYOR'S CERTIFICATE

I, Paul A. Hernandez, a duly registered Land Surveyor under the laws of the State of Colorado do hereby certify that this plat reflects the result of a field survey performed by me or under my direct supervision and that it is correct and that the annexations conform to Colorado Revised Statutes pertaining to Annexations, to the best of my knowledge and belief.

Landmark Engineering Ltd.

By:

Paul A. Hernandez  
Colo. L.S. 32829



## APPLICANT

BROOKS FARM LLC  
ATTN: MERRILL LONG, MANAGER  
P.O. BOX 2236 434 TERRY STREET  
LONGMONT, CO 80501  
(303) 591-5767

## OWNER

OTTO D. BROOKS & JOYCE M. BROOKS  
8056 WELD COUNTY ROAD 26  
LONGMONT, CO 80520

## CONSULTANT

LANDMARK ENGINEERING Ltd.  
ATTN: KENNETH MERRITT  
3521 W. EISENHOWER BLVD.  
LOVELAND, CO 80537  
(970) 667-6286

Know all men by these presents, that we Otto D. Brooks and Joyce M. Brooks being the sole owners and proprietors of the following described land, to wit;

Legal Description of a tract of land being a portion of Lot B of the Recorded Exemption No. 1311-06-2-1708 according to the plat on file in the office of the Clerk and Recorder, County of Weld, State of Colorado being more particularly described as follows:

Beginning at the West One Quarter Corner of Section 6, Township 2 North, Range 67 West of the 6th P.M. said County, and considering the West line of the Northwest Quarter of said Section 6 as bearing South 00°24'19" West and with all bearings contained herein relative thereto; thence along the South line of the Northwest Quarter of said Section 6 South 87°20'55" East 1231.74 feet to the Southeast Corner of said Lot B; said point also being the TRUE POINT OF BEGINNING; thence North 08°53'09" West 982.60 feet; thence South 14°11'19" West 982.60 feet to a point on the South line of the Northwest Quarter of said Section 6; thence along said South line South 87°20'55" East 393.05 feet to the TRUE POINT OF BEGINNING.

The above described parcel of land contains 4.344 acres more less.

Have caused the above described tract of land to be annexed under the name of Brooks Farm First Addition.

Know all men by these presents, that we Otto D. Brooks and Joyce M. Brooks being the sole owners and proprietors of the following described land, to wit;

Legal Description of a tract of land being a portion of Lots A and B of the Recorded Exemption No. 1311-06-2-1708 according to the plat on file in the office of the Clerk and Recorder, County of Weld, State of Colorado and portions of Section 1, Township 2 North, Range 68 West, Section 6, Township 2 North, Range 67 West, Section 31, Township 3 North, Range 67 West, and Section 36, Township 3 North, Range 68 West of the 6th Principal Meridian, Weld County, Colorado being more particularly described as follows:

Beginning at the West One Quarter Corner of said Section 6 and considering the West line of the Northwest Quarter of said Section 6 as bearing North 00°24'19" East and with all bearings contained herein relative thereto; thence along the South line of the Northwest Quarter of said Section 6 South 87°20'55" East 1231.74 feet to the Southeast Corner of said Lot B; said point also being the TRUE POINT OF BEGINNING; thence North 08°53'09" West 982.60 feet; thence South 14°11'19" West 982.60 feet to a point on the South line of the Northwest Quarter of said Section 6; thence along said South line North 87°20'55" West 808.67 feet to a point on the East right-of-way line of Weld County Road 13; thence along said East right-of-way line South 00°22'35" West 775.63 feet to a point on the North line of Oak Meadows P.U.D. Filing No. 1 to the Town of Firestone according to the plat on file in the office of the Clerk and Recorder said County; thence along said North line North 87°20'47" West 30.02 feet to a point on the West right-of-way line of said Weld County Road 13; thence along said West right-of-way line North 00°22'35" East 773.26 feet; thence continuing along said West right-of-way line North 00°24'19" East 2692.74 feet to a point on the Northerly right-of-way line of Weld County Road No. 26; thence along said Northerly right-of-way line South 89°12'01" East 1301.07 feet; thence departing said Northerly right-of-way line and along the Northerly prolongation of the East line of said Lot B South 01°14'59" West 30.00 feet to the Northeast Corner of said Lot B; thence continuing along said East line South 01°14'59" West 2701.16 feet to the TRUE POINT OF BEGINNING.

The above described tract of land contains 76.446 acres more or less.

Have caused the above described tract of land to be annexed under the name of Brooks Farm Second Addition.

OWNER: OTTO DAVID J. BROOKS, Living Trust, dated August 18, 1998

BY:

Otto D. Brooks  
Otto D. Brooks Trustee

FEB-21-2001  
Date

JOYCE M. BROOKS, Living Trust, dated August 18, 1998

BY:

Joyce M. Brooks  
Joyce M. Brooks Trustee

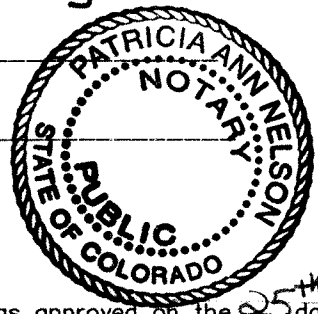
2-21-2001  
Date

STATE OF COLORADO)

COUNTY OF WELD)

The foregoing instrument was acknowledged before me this 21 day of February, 2001, by

Patricia Ann Nelson  
Notary Public  
My commission expires



## Town Approval

This is to certify that the Plot of Brooks Farm First & Second Additions was approved on the 25th day of January, 2001, and that the Mayor of the Town of Firestone on behalf of the Town of Firestone, hereby acknowledges said Annexation upon with this certificate is endorsed for all purposes indicated thereon.

Mayor  
Attest  
Cheri Anderson  
Town Clerk



REVISIONS	Description	By	Date

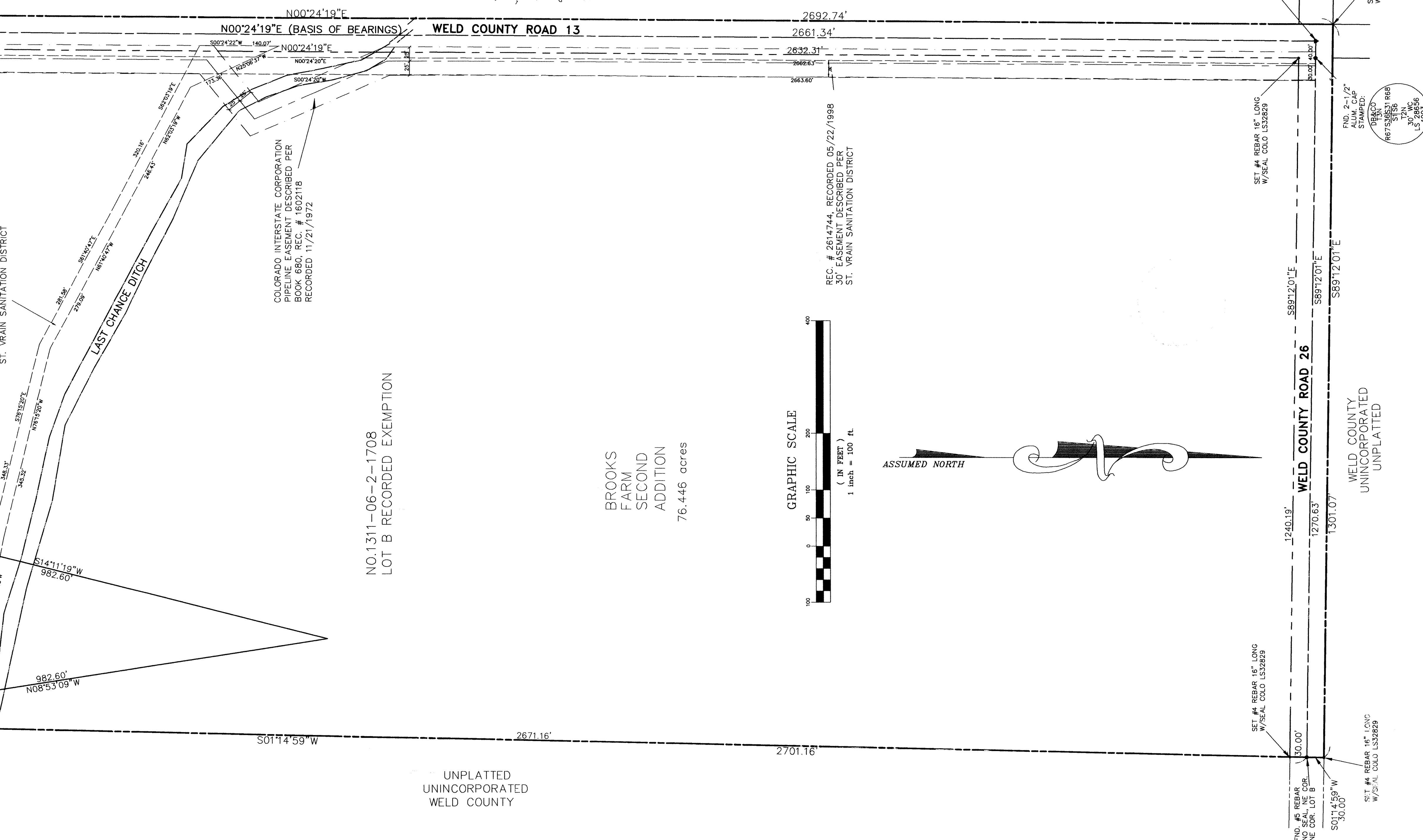
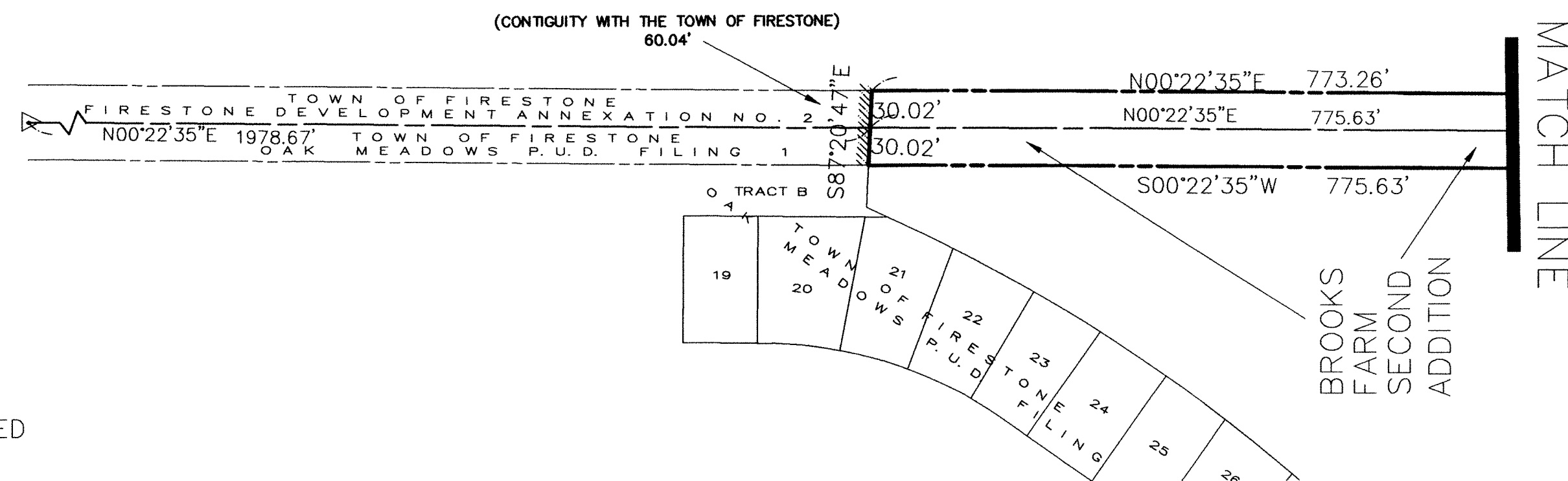
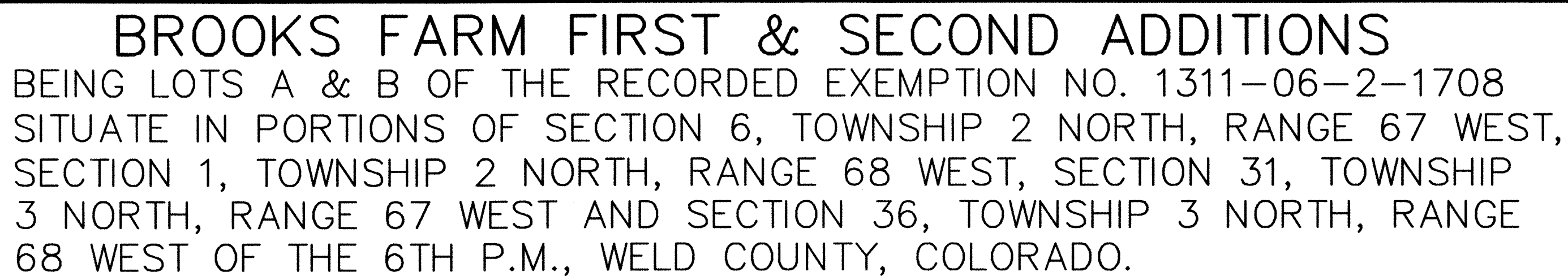
**Landmark ENGINEERING Ltd.**  
ENGINEERS/ARCHITECTS/PLANNERS/SURVEYORS  
3521 West Eisenhower Blvd., Loveland, Colorado 80537  
(970) 667-6286 Denver (303) 629-7124 Fax (970) 667-6298


DATE: SEP. 2000  
SCALE: 1"=50'  
DRAWN: R.J.N.  
CHECKED: R.J.N.  
APPROVED: PAH

CLIENT: BROOKS FARM LLC  
TITLE: BROOKS FARM ANNEXATIONS  
TOWN OF FIRESTONE, COLORADO.  
JOB NO.: BRFA  
9F9H-02-202-A2  
SHEET 1 OF 2  
SHEET 1 OF 9

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 **Landmark** ENGINEERING & SURVEYORS

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DATE: SEP. 2000  
SCALE: 1"=50'  
DRAWN: RJN  
CHECKED: RJN  
APPROVED: PAH

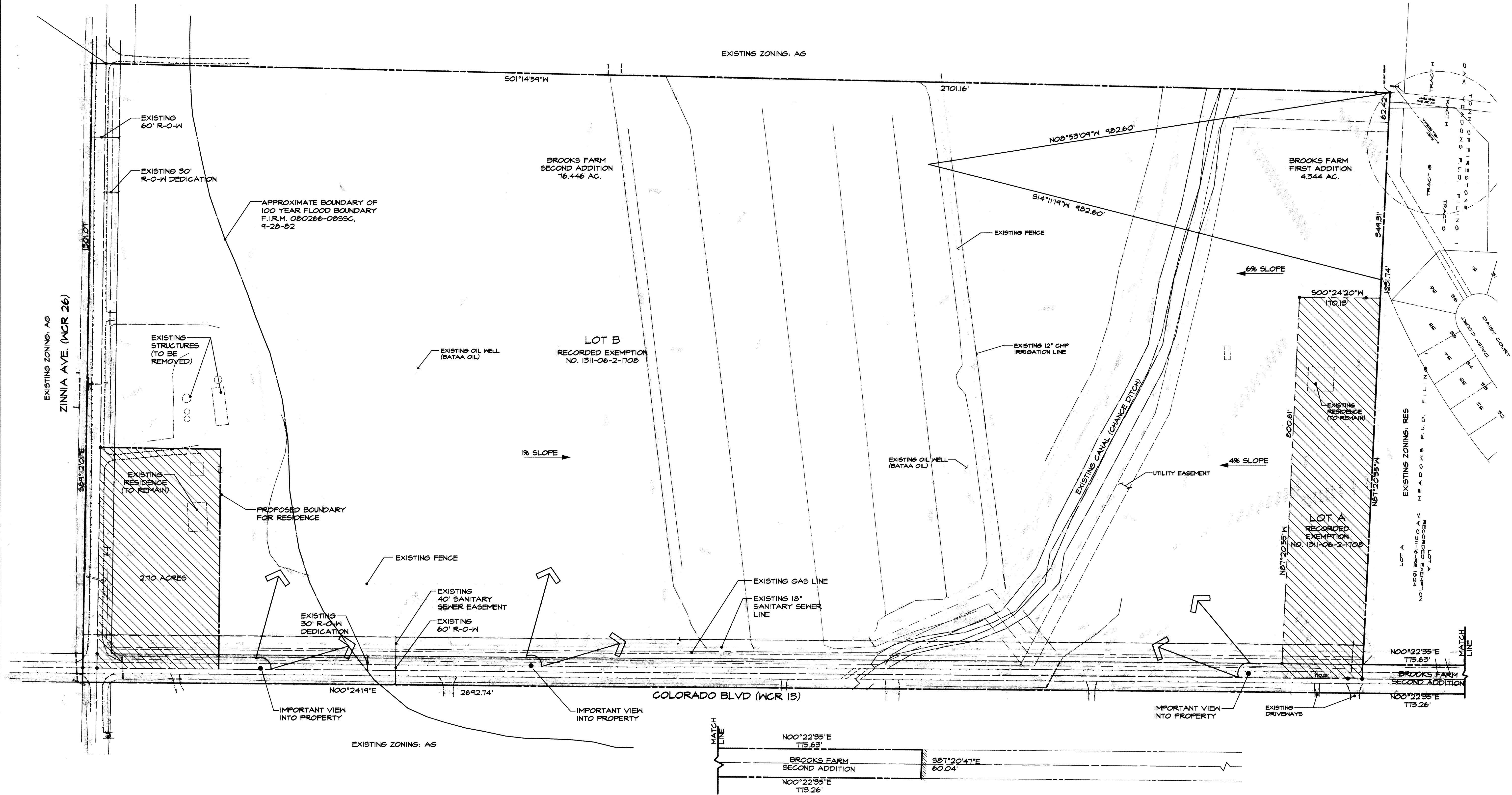
CUSTOMER:	BROOKS FARM LLC
TITLE:	BROOKS FARM ANNEXATIONS TOWN OF FIRESTONE, COLORADO.
JOB NO.:	BRFA
9F9H-02-202-A2	

SHEET  
2 OF 2

SHEET  
8 OF 9

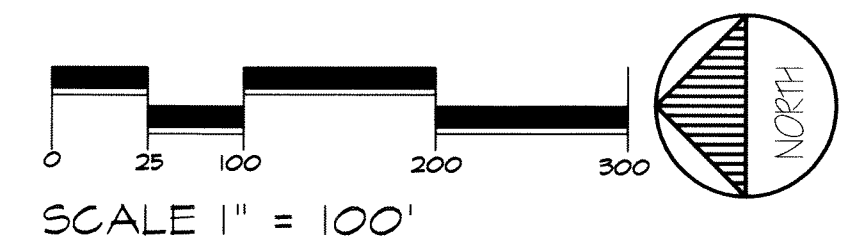
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LEGEND

SUBDIVISION BOUNDARY	EXISTING STORM DRAIN PIPE
EXISTING CONTOUR	EXISTING EDGE OF ASPHALT
EXISTING SPOT ELEVATION	EXISTING EDGE OF GRAVEL ROAD
EXISTING FENCE	EXISTING CURB AND GUTTER
EXISTING WATER LINE	EXISTING GAS LINE
EXISTING FIRE HYDRANT	EXISTING OVERHEAD POWER LINE WITH POWER POLE
EXISTING WATER VALVE	EXISTING TELEPHONE PEDESTAL
EXISTING SANITARY SEWER LINE	EXISTING DITCH FLOWLINE
EXISTING SANITARY SEWER MANHOLE	EXISTING TREE
ANNEXED AREA NOT PART OF ODP	IMPORTANT VIEW INTO THE PROPERTY



Firestone Information Block	
Name of Submittal	Brook Farm PUD
Type of Submittal	Outline Development Plan
Filing Number	
Phase Number	
Sheet Title	Annexation Site Plan
Preparation Date	November 20, 2000
Revision Date	January 16, 2001
Revision Date	January 25, 2001
Revision Date	
Revision Date	
Revision Date	
Sheet 9 of 9	

**Landmark** ENGINEERING LTD.  
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(970) 667-6286 Denver (303) 629-7124 Fax (970) 667-6298

DATE: SEPT. 2000  
SCALE: 1"=100'  
DRAWN: LLO  
DESIGNED: DF  
APPROVED: KM

CLIENT: BROOKS FARM LLC

TITLE: BROOKS FARM  
OUTLINE DEVELOPMENT PLAN  
ANNEXATION SITE PLAN

JOB NO.: BRFA  
9F9H02-202-A2

SHEET  
9 OF 10

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